

Local Market Updates

A RESEARCH TOOL PROVIDED BY THE
NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



August 2021

Collin County
Dallas County
Denton County
Hill County
Johnson County
Parker County
Tarrant County

Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



Collin County

- 6.5%

Change in
New Listings

- 10.5%

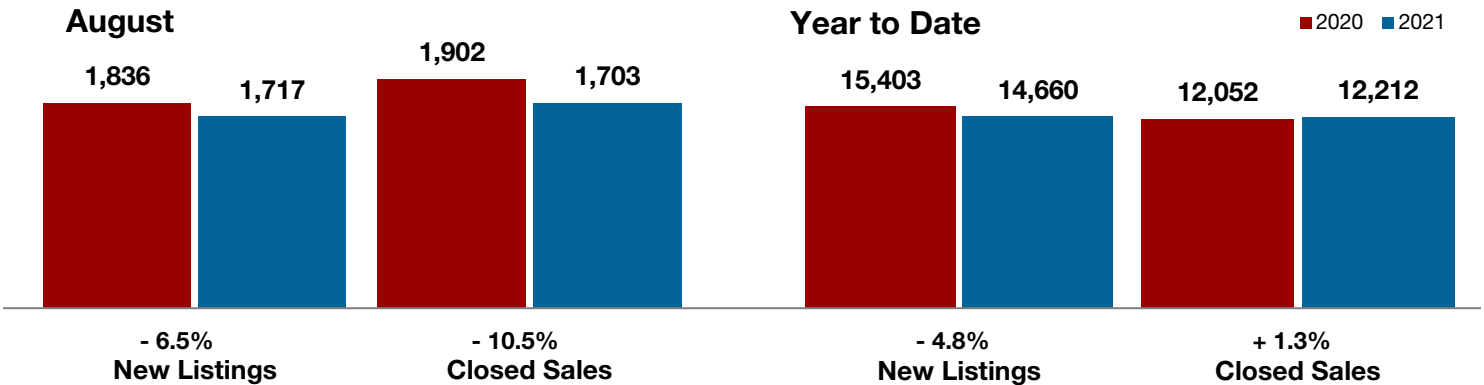
Change in
Closed Sales

+ 19.3%

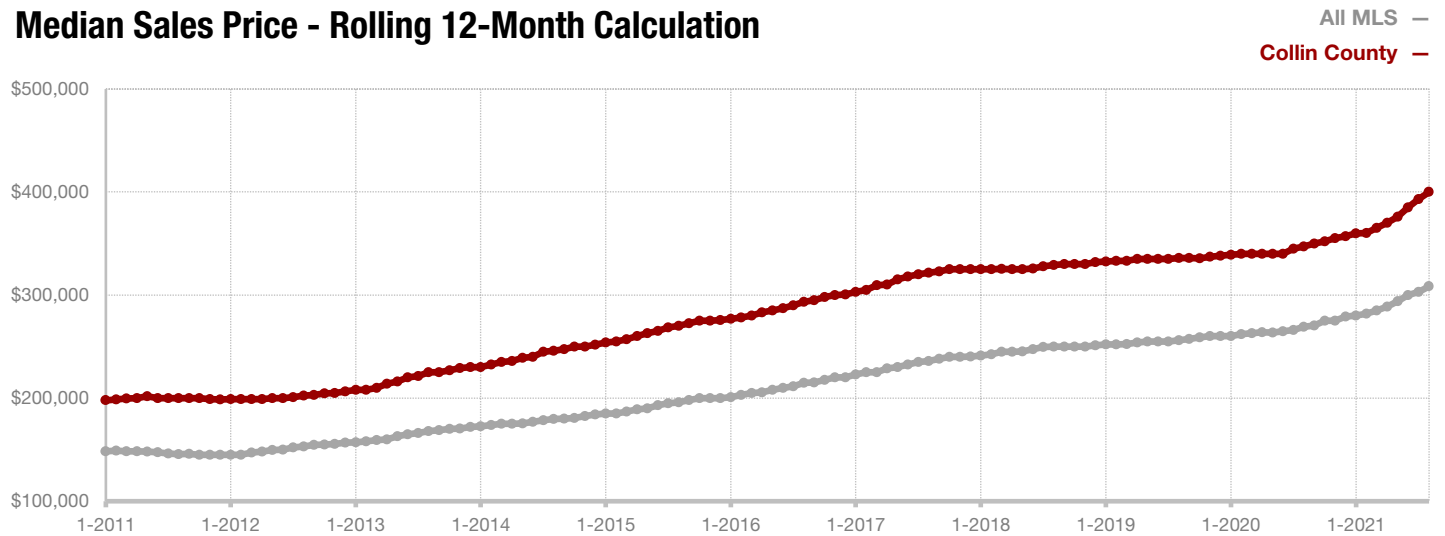
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,836	1,717	- 6.5%	15,403	14,660	- 4.8%
Pending Sales	1,880	1,598	- 15.0%	13,270	12,947	- 2.4%
Closed Sales	1,902	1,703	- 10.5%	12,052	12,212	+ 1.3%
Average Sales Price*	\$419,197	\$512,761	+ 22.3%	\$395,638	\$488,603	+ 23.5%
Median Sales Price*	\$370,000	\$441,500	+ 19.3%	\$352,000	\$420,000	+ 19.3%
Percent of Original List Price Received*	97.6%	103.9%	+ 6.5%	96.9%	104.0%	+ 7.3%
Days on Market Until Sale	43	14	- 67.4%	52	20	- 61.5%
Inventory of Homes for Sale	2,765	1,612	- 41.7%	--	--	--
Months Supply of Inventory	1.8	1.0	- 50.0%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 3.4%

Change in
New Listings

- 4.4%

Change in
Closed Sales

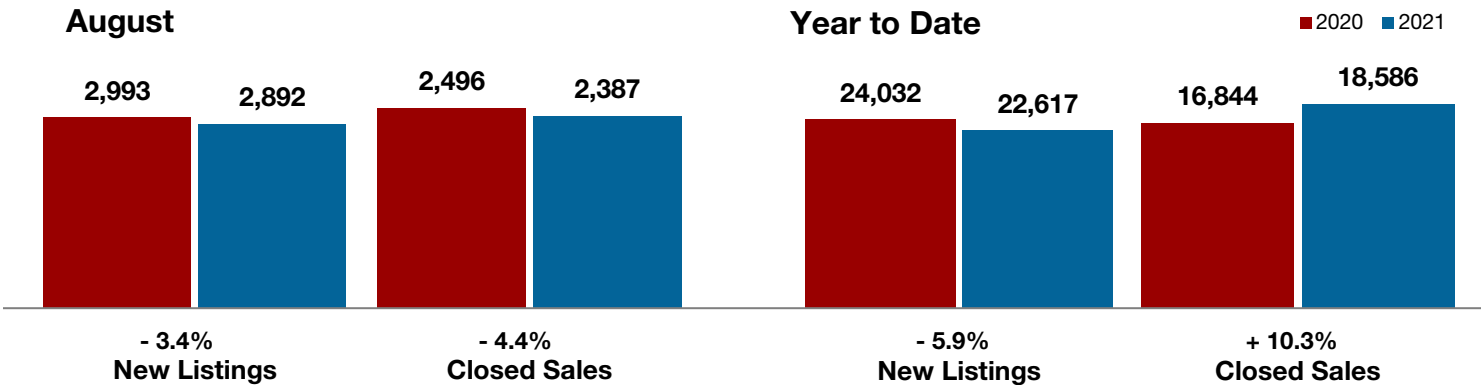
+ 14.1%

Change in
Median Sales Price

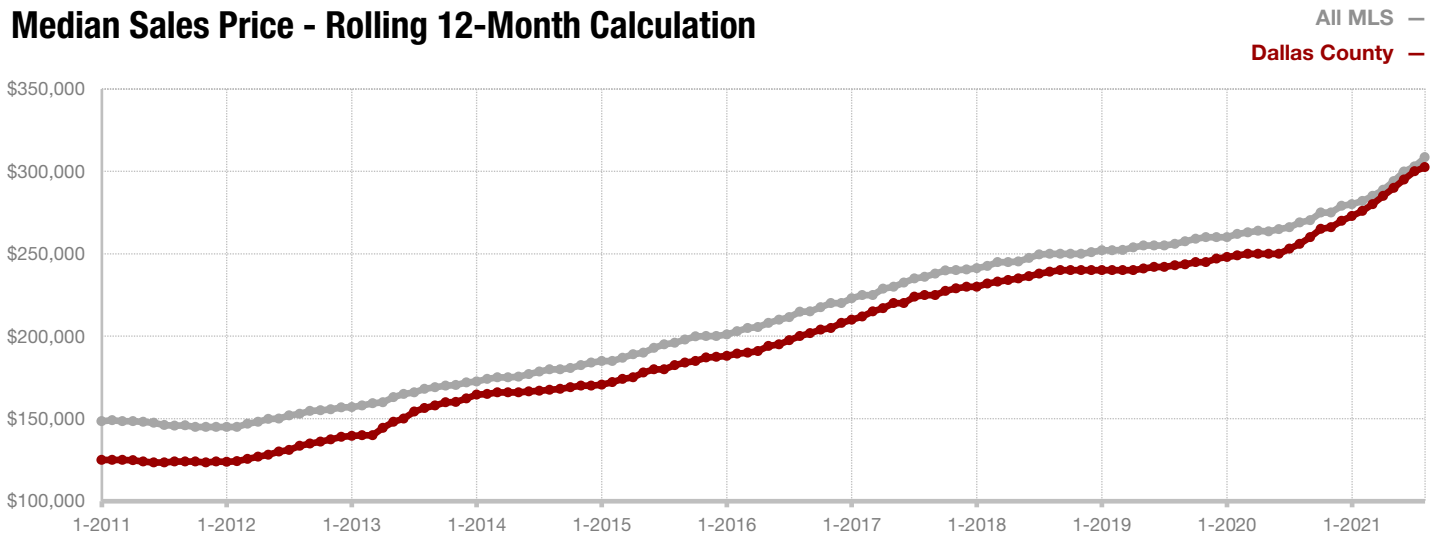
Dallas County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,993	2,892	- 3.4%	24,032	22,617	- 5.9%
Pending Sales	2,582	2,327	- 9.9%	18,277	19,373	+ 6.0%
Closed Sales	2,496	2,387	- 4.4%	16,844	18,586	+ 10.3%
Average Sales Price*	\$396,947	\$432,914	+ 9.1%	\$374,307	\$457,512	+ 22.2%
Median Sales Price*	\$278,688	\$318,000	+ 14.1%	\$261,950	\$315,000	+ 20.3%
Percent of Original List Price Received*	97.2%	100.6%	+ 3.5%	96.4%	100.0%	+ 3.7%
Days on Market Until Sale	38	20	- 47.4%	44	29	- 34.1%
Inventory of Homes for Sale	5,426	3,304	- 39.1%	--	--	--
Months Supply of Inventory	2.5	1.4	- 66.7%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 6.3%

- 17.3%

+ 22.4%

Change in
New Listings

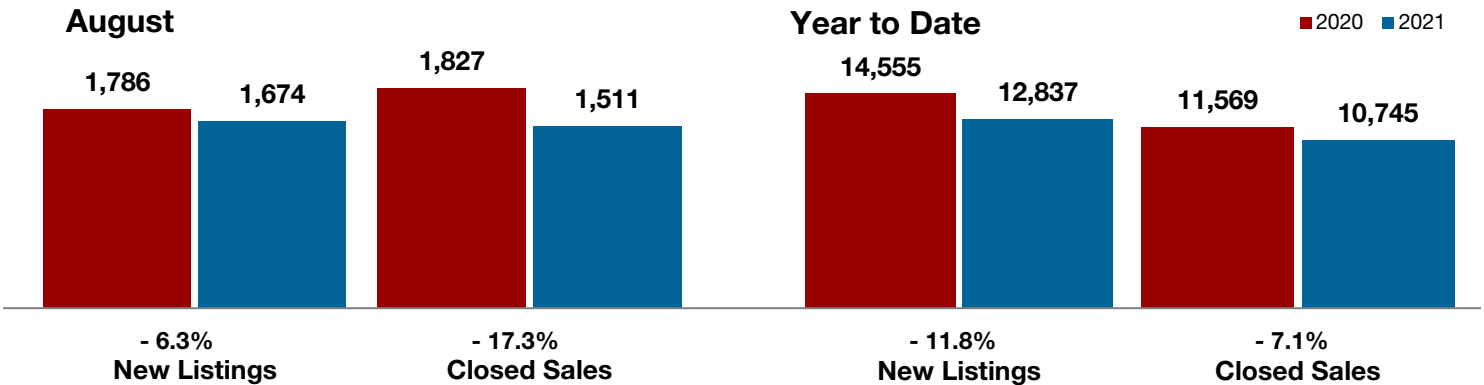
Change in
Closed Sales

Change in
Median Sales Price

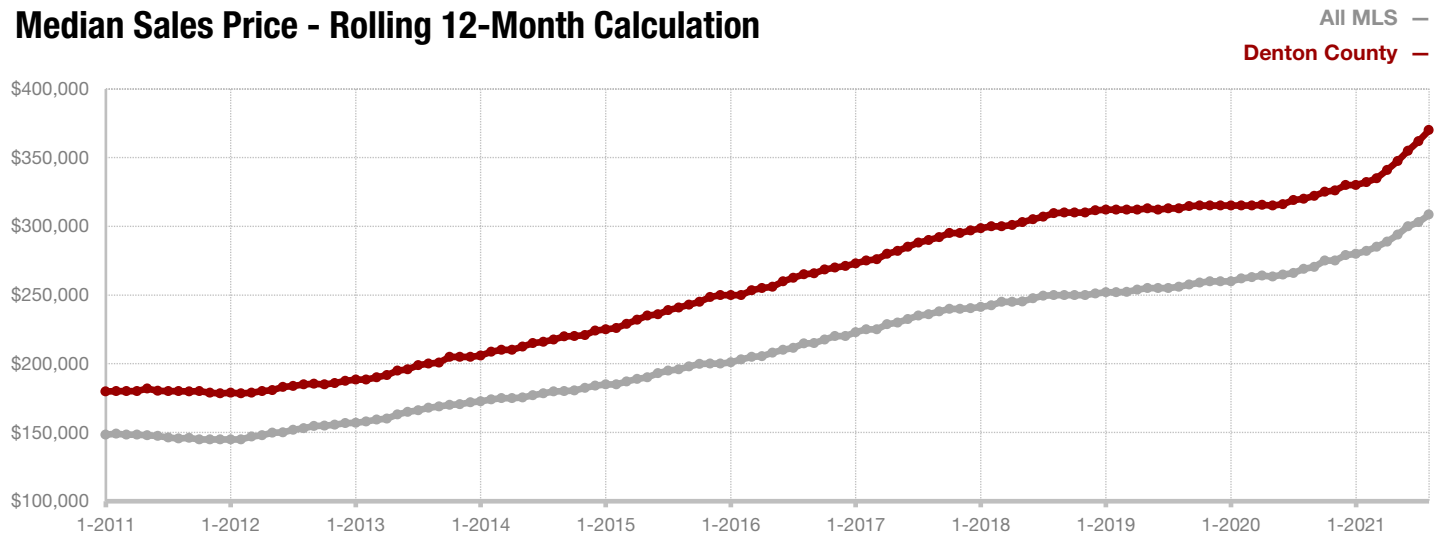
Denton County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,786	1,674	- 6.3%	14,555	12,837	- 11.8%
Pending Sales	1,828	1,528	- 16.4%	12,793	11,441	- 10.6%
Closed Sales	1,827	1,511	- 17.3%	11,569	10,745	- 7.1%
Average Sales Price*	\$390,996	\$507,207	+ 29.7%	\$372,760	\$462,473	+ 24.1%
Median Sales Price*	\$335,000	\$410,000	+ 22.4%	\$324,925	\$387,230	+ 19.2%
Percent of Original List Price Received*	98.1%	103.3%	+ 5.3%	97.3%	103.2%	+ 6.1%
Days on Market Until Sale	37	16	- 56.8%	49	20	- 59.2%
Inventory of Homes for Sale	2,495	1,499	- 39.9%	--	--	--
Months Supply of Inventory	1.7	1.1	- 50.0%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



Hill County

+ 30.2%

+ 10.3%

- 5.3%

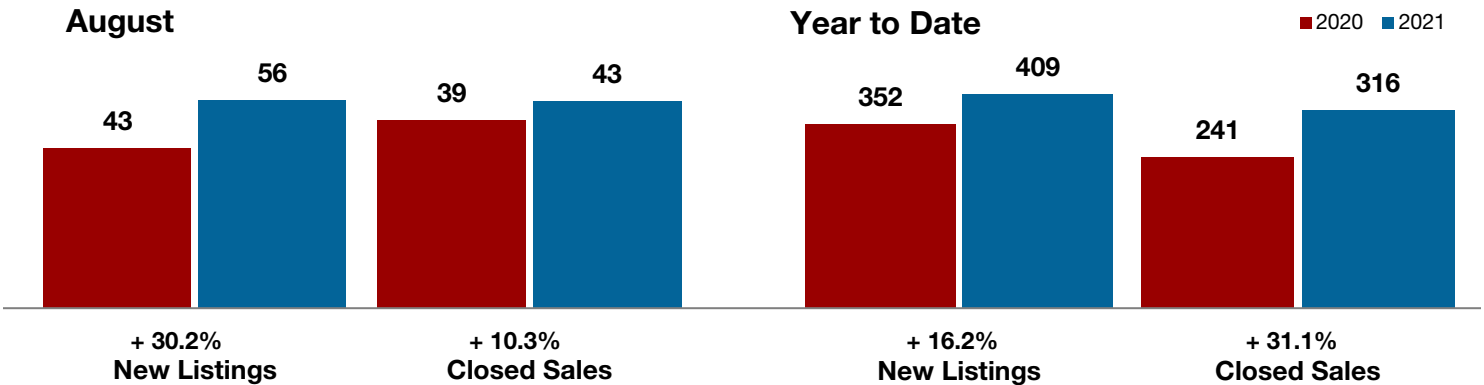
Change in
New Listings

Change in
Closed Sales

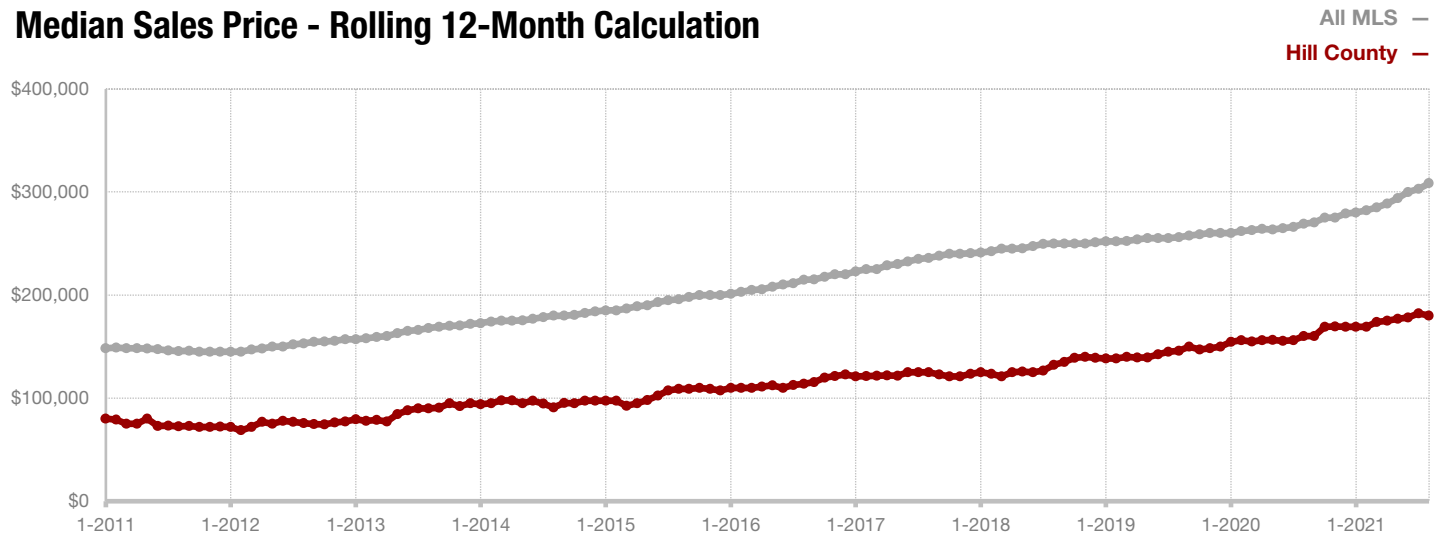
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	43	56	+ 30.2%	352	409	+ 16.2%
Pending Sales	43	49	+ 14.0%	292	346	+ 18.5%
Closed Sales	39	43	+ 10.3%	241	316	+ 31.1%
Average Sales Price*	\$211,176	\$225,063	+ 6.6%	\$191,875	\$219,822	+ 14.6%
Median Sales Price*	\$190,000	\$180,000	- 5.3%	\$163,000	\$185,000	+ 13.5%
Percent of Original List Price Received*	94.4%	94.4%	0.0%	92.8%	94.0%	+ 1.3%
Days on Market Until Sale	73	41	- 43.8%	77	47	- 39.0%
Inventory of Homes for Sale	107	91	- 15.0%	--	--	--
Months Supply of Inventory	3.3	2.3	- 33.3%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 17.1%

+ 2.5%

+ 20.8%

Change in
New Listings

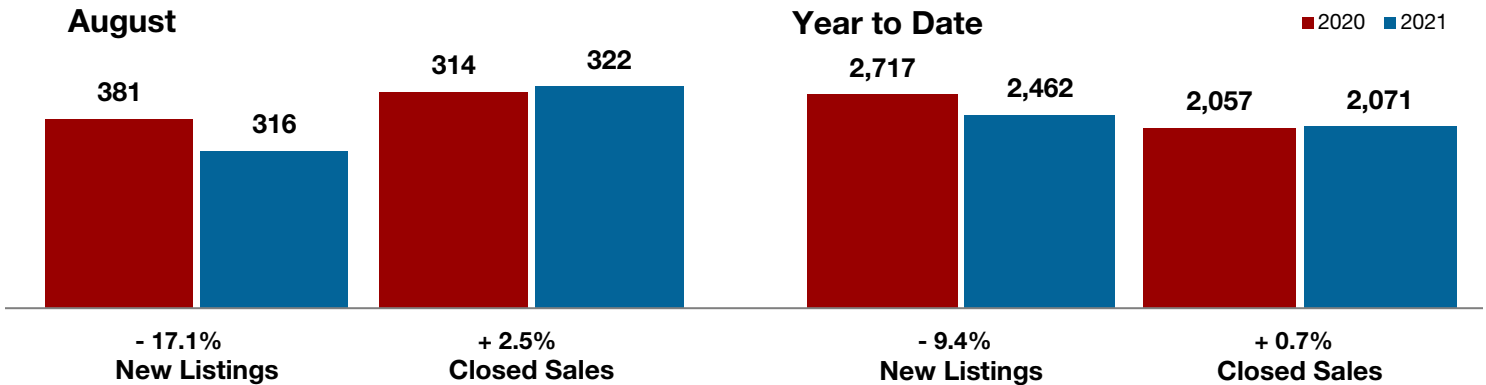
Change in
Closed Sales

Change in
Median Sales Price

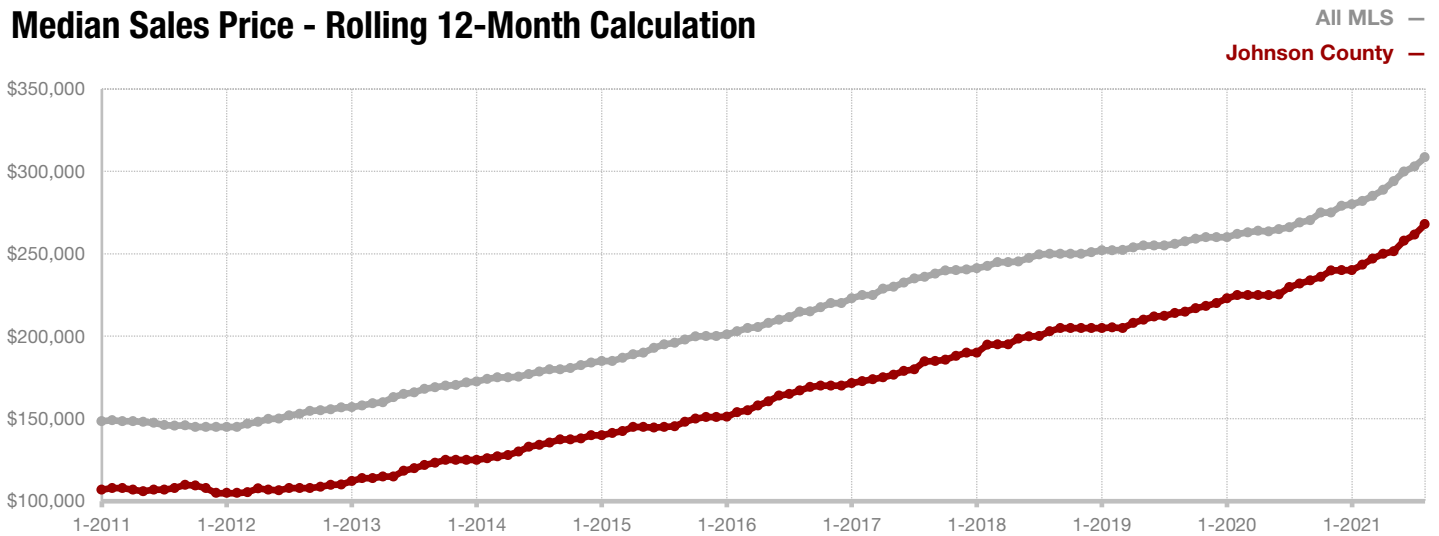
Johnson County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	381	316	- 17.1%	2,717	2,462	- 9.4%
Pending Sales	354	295	- 16.7%	2,336	2,211	- 5.4%
Closed Sales	314	322	+ 2.5%	2,057	2,071	+ 0.7%
Average Sales Price*	\$263,265	\$324,454	+ 23.2%	\$258,537	\$306,385	+ 18.5%
Median Sales Price*	\$245,000	\$296,000	+ 20.8%	\$234,000	\$279,381	+ 19.4%
Percent of Original List Price Received*	98.6%	101.1%	+ 2.5%	97.5%	100.3%	+ 2.9%
Days on Market Until Sale	43	20	- 53.5%	52	29	- 44.2%
Inventory of Homes for Sale	568	384	- 32.4%	--	--	--
Months Supply of Inventory	2.2	1.4	- 50.0%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



+ 15.5%

- 8.9%

+ 20.8%

Change in
New Listings

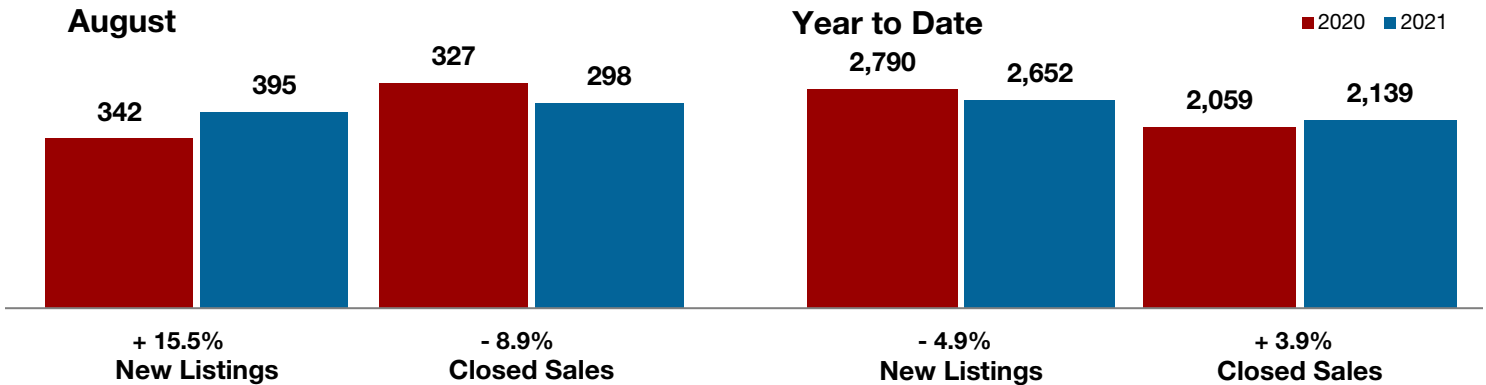
Change in
Closed Sales

Change in
Median Sales Price

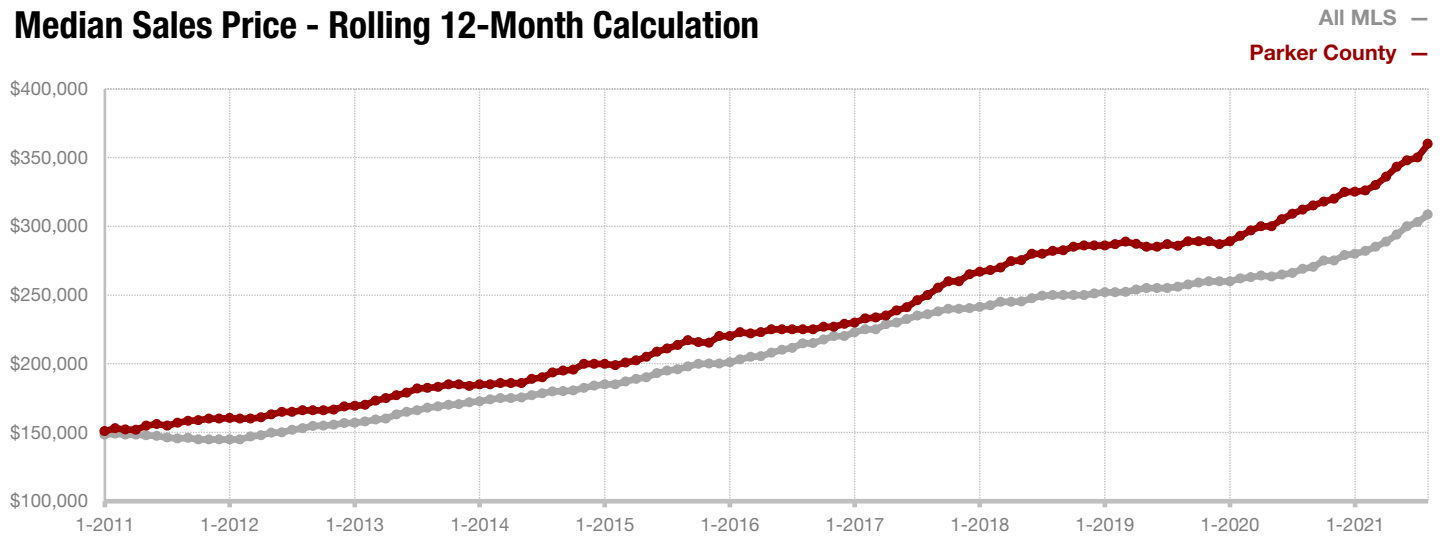
Parker County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	342	395	+ 15.5%	2,790	2,652	- 4.9%
Pending Sales	342	259	- 24.3%	2,341	2,216	- 5.3%
Closed Sales	327	298	- 8.9%	2,059	2,139	+ 3.9%
Average Sales Price*	\$350,324	\$426,189	+ 21.7%	\$344,328	\$425,653	+ 23.6%
Median Sales Price*	\$325,000	\$392,523	+ 20.8%	\$319,813	\$375,000	+ 17.3%
Percent of Original List Price Received*	97.0%	100.4%	+ 3.5%	96.5%	99.8%	+ 3.4%
Days on Market Until Sale	58	28	- 51.7%	71	38	- 46.5%
Inventory of Homes for Sale	713	596	- 16.4%	--	--	--
Months Supply of Inventory	2.7	2.2	- 33.3%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 5.5%

Change in
New Listings

- 5.6%

Change in
Closed Sales

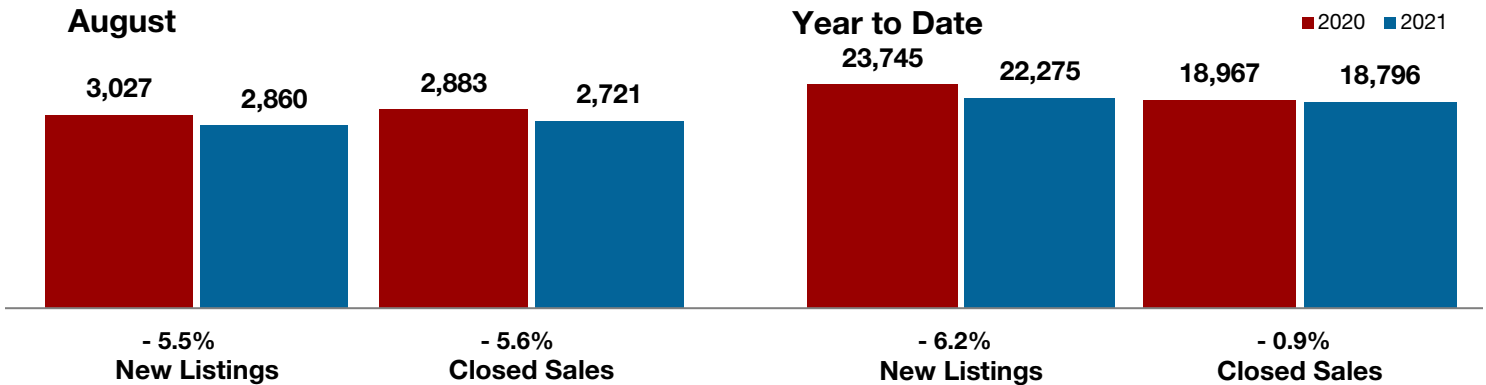
+ 20.4%

Change in
Median Sales Price

Tarrant County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3,027	2,860	- 5.5%	23,745	22,275	- 6.2%
Pending Sales	2,930	2,677	- 8.6%	20,722	19,858	- 4.2%
Closed Sales	2,883	2,721	- 5.6%	18,967	18,796	- 0.9%
Average Sales Price*	\$317,435	\$380,345	+ 19.8%	\$302,570	\$367,112	+ 21.3%
Median Sales Price*	\$260,000	\$313,000	+ 20.4%	\$252,000	\$299,500	+ 18.8%
Percent of Original List Price Received*	98.3%	102.1%	+ 3.9%	97.6%	101.9%	+ 4.4%
Days on Market Until Sale	32	15	- 53.1%	39	20	- 48.7%
Inventory of Homes for Sale	3,945	2,712	- 31.3%	--	--	--
Months Supply of Inventory	1.6	1.1	- 50.0%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation

